

May 7, 2020
Planning Commission Meeting
Virtual Meeting
7:00 p.m. (meeting started at 7:15pm)

Commissioners Present: Chairman Michelle Drago, Vice Chairman Jan Kerr, Commissioner Tresa Peterson, Commissioner Marcus Wager (arrived 7:25) and Commissioner Julie Jones

City Staff Present: Bob Barnhill: City Planner
Susan Obray: City Recorder
Christ Crockett: City Attorney

Others Present: Jim Flint and Bryan Loveless

1. 7:00 p.m. - Call to Order and Opening Ceremonies

A. **Declare Conflict of Interest, if any-**
None

2. Action Items

A. Preliminary Approval for Mount Pleasant Estates. Location 2045 S 100 W. Applicant: Bryan Loveless

Mr. Barnhill reviewed the preliminary approval for Mount Pleasant Estates with the Commission. He reviewed the history of this application (zone change, concept approval). He reviewed the proposed plans for this property including 15 total lots with one lot containing an existing home.

Mr. Barnhill reviewed the comments from the City Engineer regarding this application (water pressure, water and sewer stubbed to the north, catch basin layout recommendations, storm water recommendations, irrigation ditch piped, etc.). He said several of the updates have already been made to the plans and the City Engineer recommended approval of preliminary.

Mr. Barnhill reviewed the narrative submitted with the application from the applicant regarding including phase 1 in the final approval application.

He reviewed the ongoing negotiations with neighboring property owner Jerry Capener regarding connecting to 2000 S. (no access clause on plat or reimbursement agreement).

Mr. Barnhill stated the City Engineer recommends a 60 ft. width of 2000 S and the applicant requests 50 ft right of way on 100 W (of which Mr. Barnhill expressed his support).

The Commission and Staff discussed and clarified the new option of using a 50 ft width for 100 W.

The Commission and Staff discussed the options of no access clause versus a reimbursement agreement. Mr. Barnhill stated he and the City Attorney recommend using a no access clause instead of a reimbursement agreement. Mr. Barnhill clarified the no access clause and how it would function for the developers on this road.

The Commission and Staff clarified that streetlights would be utilized at each intersection of the development.

Chairman Drago noted a concern she had about narrowing 100 W. when it could be a higher traffic road in the future.

Mr. Barnhill reviewed the conversation he had with Bill Morris (City Attorney) regarding using a no access clause versus a reimbursement agreement.

Jim Flint stated he would support whatever Mr. Morris advises regarding 2000 S.

The Commission and Staff discussed what would be the most appropriate width for 100 W. for the future, as well as the existing surrounding north to south streets in the area. The Commission decided they felt keeping 100 W. at 60 ft. would be in the best interest of the City.

MOTION: Commissioner Kerr made a motion to recommend the preliminary approval for Mount Pleasant Estates with the stipulation on 2000 S of a no access clause of 10 years and 100 W. be maintained at 60 ft. Commissioner Jones seconded the motion. Roll call vote.

Discussion: The Commission and Staff agreed to clarify the motion including the small piece east of 100 W.

Commissioner Kerr Yes
Commissioner Jones Yes
Commissioner Drago Yes

Commissioner Peterson Yes
Commissioner Wager Yes

Motion Approved: 5 Yes 0 No

3. Discussion Items

A. Discussion on Title 15 Land Use

Mr. Barnhill reviewed his recommendations:

1. Land Use Chart Updates
2. General Clean Up and Organization of Zoning Title
3. Site Plan Updates
4. Update Sign Ordinance
5. Urban Livestock Updates
6. Dwelling Units Updates
7. Miscellaneous Items

The Commission and Staff discussed the priorities of the items listed and how the Commission would like to proceed with completing the list.

The Commission and Staff agreed that Mr. Barnhill should look at the Land Use Chart updates and the Commissioners would each take some of the smaller items:

- Commissioner Wager: Accessory Dwelling Units
- Commissioner Peterson: Food Trucks
- Vice Chairman Kerr: Signage Updates

- Commissioner Jones: Urban Livestock
- Chairman Drago: General Clean Up and Organization of Zoning Title

The Commission and Staff discussed sharing the information they gather via email and the appropriate way to do that.

4. Approval of the Minutes

A. March 5, 2020 Regular Meeting Minutes

The Commission reviewed their corrections of the minutes.

MOTION: Commissioner Peterson made a motion to approve the March 5, 2020 Work Session Minutes subject to changes. Commissioner Kerr seconded the motion. Roll call vote.

Commissioner Kerr Yes	Commissioner Peterson Yes
Commissioner Jones Yes	Commissioner Wager Abstain
Commissioner Drago Abstain	

Motion Approved: 3 Yes 2 Abstain

B. April 2, 2020 Regular Meeting Minutes

The Commission reviewed their corrections of the minutes.

MOTION: Commissioner Kerr made a motion to approve the April 2, 2020 Work Session Minutes subject to changes. Commissioner Wager seconded the motion. Roll call vote.

Commissioner Kerr Yes	Commissioner Peterson Yes
Commissioner Jones Yes	Commissioner Wager Yes
Commissioner Drago Yes	

Motion Approved: 5 Yes 0 Abstain

C. Report by Commissioner regarding last Council Meeting

Commissioner Peterson and Commissioner Jones reviewed the April City Council Meetings with the Commission.

D. Make Assignments for Representative to Attend City Council Meetings (May 14, 2020 and May 28, 2020)

Vice Chairman Kerr stated she would attend the May 14th and Chairman Drago stated she would attend the May 28th.

6. Discussion

A. Future Projects

See Item 3A.

B. Report on past approved Planning Commission Agenda Items.

None.

7. Training

A. **Staff-** Chris Crockett presented a training on Zoning Estoppel

8. Review Next Agenda and Adjourn

A. Items for next agenda (May 7, 2020)

- Final Approval of Mount Pleasant Estates

B. **Motion to Adjourn**

Motion: Commissioner Kerr moved to adjourn. All commissioners were in favor.